

ORDINANCE NO. 910131- B

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

TRACT 1: 8.10 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 2: 11.37 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "GR-MU-CO" COMMUNITY COMMERCIAL DISTRICT-MIXED USE COMBINING DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 3: 6.93 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "GO-CO" GENERAL OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 5: 3.94 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "LO-CO" LIMITED OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 6: 5.32 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "P" PUBLIC DISTRICT; AND,

TRACT 7: 4.02 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-2" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT; AND,

TRACT 8: 8.22 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-2" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT; AND,

TRACT 9: 5.03 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-2-CO" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 10: 7.03 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-2" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT; AND,

TRACT 11: 8.34 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-2" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT; AND,

TRACT 12: 9.16 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "LO-CO" LIMITED OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 13: 14.26 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-3-CO" MULTIFAMILY RESIDENCE (MEDIUM DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 14: 5.06 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 16: 0.62 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-2-CO" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 17: 8.86 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "RR" RURAL RESIDENCE DISTRICT; AND,

TRACT 18: 2.27 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "RR" RURAL RESIDENCE DISTRICT,

SAID SIXTEEN TRACTS BEING GENERALLY LOCATED IMMEDIATELY NORTH OF PROPOSED INDUSTRIAL OAK BOULEVARD, WEST ALONG BRUSH COUNTRY ROAD, AND SOUTH OF U.S. HIGHWAY 290 WEST, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 13-2 of the Austin City Code of 1981 is amended to change the respective base zoning districts and to establish a Conditional Overlay combining district on the property described in File C14-86-305 (Part), as follows:

TRACT 1: FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT.

8.10 acre tract of land out of the Thomas Anderson League, as more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes.

TRACT 2: FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "GR-MU-CO" COMMUNITY COMMERCIAL DISTRICT-MIXED USE COMBINING DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT.

11.37 acre tract of land out of the Thomas Anderson League, as more particularly described by metes and bounds in "Exhibit B" attached and incorporated herein for all purposes.

TRACT 3: FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "GO-CO" GENERAL OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT.

6.93 acre tract of land out of the Thomas Anderson League, as more particularly described by metes and bounds in "Exhibit C" attached and incorporated herein for all purposes.

TRACT 5: FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "LO-CO" LIMITED OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT.

3.94 acre tract of land out of the Thomas Anderson League, as more particularly described by metes and bounds in "Exhibit D" attached and incorporated herein for all purposes.

TRACT 6: FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "P" PUBLIC DISTRICT.

5.32 acre tract of land out of the Thomas Anderson League, as more particularly described by metes and bounds in "Exhibit E" attached and incorporated herein for all purposes.

TRACT 7: FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-2" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT.

4.02 acre tract of land out of the Thomas Anderson League, as more particularly described by metes and bounds in "Exhibit F" attached and incorporated herein for all purposes.

TRACT 8: FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-2" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT.

8.22 acre tract of land out of the Thomas Anderson League, as more particularly described by metes and bounds in "Exhibit G" attached and incorporated herein for all purposes.

TRACT 9: FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-2-CO" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT.

5.03 acre tract of land out of the Thomas Anderson League, as more particularly described by metes and bounds in "Exhibit H" attached and incorporated herein for all purposes.

TRACT 10: FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-2" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT.

7.03 acre tract of land out of the Thomas Anderson League, as more particularly described by metes and bounds in "Exhibit I" attached and incorporated herein for all purposes.

TRACT 11: FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-2" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT.

8.34 acre tract of land out of the Thomas Anderson League, as more particularly described by metes and bounds in "Exhibit J" attached and incorporated herein for all purposes.

TRACT 12: FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "LO-CO" LIMITED OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT.

9.16 acre tract of land out of the Thomas Anderson League, as more particularly described by metes and bounds in "Exhibit K" attached and incorporated herein for all purposes.

TRACT 13: FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-3-CO" MULTIFAMILY RESIDENCE (MEDIUM DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT.

14.26 acre tract of land out of the Thomas Anderson League, as more particularly described by metes and bounds in "Exhibit L" attached and incorporated herein for all purposes.

TRACT 14: FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT.

5.06 acre tract of land out of the Thomas Anderson League, as more particularly described by metes and bounds in "Exhibit M" attached and incorporated herein for all purposes.

TRACT 16: FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-2-CO" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT.

0.62 acre tract of land out of the Thomas Anderson League, as more particularly described by metes and bounds in "Exhibit N" attached and incorporated herein for all purposes.

TRACT 17: FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "RR" RURAL RESIDENCE DISTRICT.

8.86 acre tract of land out of the Thomas Anderson League, as more particularly described by metes and bounds in "Exhibit O" attached and incorporated herein for all purposes.

TRACT 18: FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "RR" RURAL RESIDENCE DISTRICT.

2.27 acre tract of land out of the Thomas Anderson League, as more particularly described by metes and bounds in "Exhibit P" attached and incorporated herein for all purposes.

These Sixteen tracts being generally located immediately north of proposed Industrial Oak Boulevard, west along Brush Country Road, and south of U.S. Highway 290 West, in the City of Austin, Travis County, Texas.

PART 2. The property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. Development on Tract 1 shall be restricted to either (i) a maximum floor to area ratio of .15 to 1, or (ii) 49,397 square feet of gross floor area, whichever is more restrictive.
2. Development on Tract 2 shall be restricted to (i) a maximum floor to area ratio of .35 to 1, or (ii) 166,791 square feet of gross floor area, whichever is more restrictive.
3. Development on Tracts 3 and 5 shall be restricted to a maximum floor to area ratio of .50 to 1.
4. Residential development on Tract 9 shall be constructed at a density not to exceed 19 units per acre.
5. Development on Tract 12 shall be restricted to a maximum floor to area ratio of .30 to 1.
6. Residential development on Tract 13 shall be constructed at a density not to exceed 30 units per acre.
7. Development on Tract 14 shall be restricted to a maximum floor to area ratio of .20 to 1.
8. There shall be no direct vehicular access from the Property to U. S. Highway 290. All direct vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
9. No residential development shall be permitted on Tract 16.

Except as specifically restricted by this ordinance, the property may be developed and used in accordance with regulations established for the respective base districts and other applicable requirements of the Land Development Code.

PART 3. It is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1981 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 4. The requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days shall be waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 5. This ordinance shall be effective ten days after the date of its final passage.

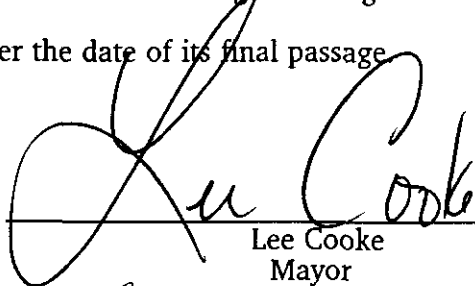
PASSED AND APPROVED:

January 31, 1991

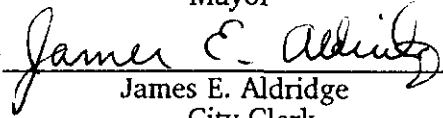
APPROVED:


Iris J. Jones
City Attorney

SEAL


Lee Cooke
Mayor

ATTEST:


James E. Aldridge
City Clerk

31JAN91
AM:jj

March 6, 1989
Job No. 89-120
Lot 1, Block A
(Tract No. 1)
Page 1 of 1

METES AND BOUNDS
FOR A
8.10 ACRE TRACT
OUT OF THE
THOMAS ANDERSON LEAGUE
TRAVIS COUNTY, TEXAS

BEING A 8.10 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE, TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN 119.205 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO STORM PROPERTIES DATED MARCH 15, 1983 AS RECORDED IN VOLUME 8026, PAGE 782, TRAVIS COUNTY DEED RECORDS, SAID 8.10 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4-inch iron pipe found for the most easterly northwest corner of said 119.205 acre tract, same being the northeast corner of Lot 1, Chaparral Village, as recorded in Book 23, Page 29, Travis County Plat Records, same also being a point in the south right-of-way line of U.S. Highway 290 (based on a width of 100 feet);

THENCE with the northerly line of said 119.205 acre tract and the south line of said U.S. Highway 290, S88°41'59"E, 195.46 feet to the point of intersection of said south line of U.S Highway 290 with the centerline of proposed Staggerbrush Road (based on a width of 70 feet);

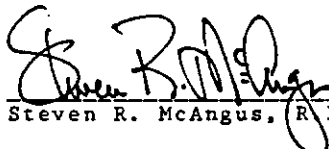
THENCE said south line of said U.S. Highway 290, with said centerline of Staggerbrush Road the following two (2) calls:

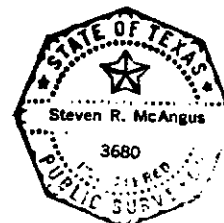
1. S01°17'13"W, 820.69 feet to the point of curvature of a curve to the right;
2. 23.09 feet along the arc of said curve to the right having a central angle of 02°47'07", a radius of 475.00 feet and a chord bearing S02°40'46"W, 23.09 feet to a point;

THENCE leaving said centerline of Staggerbrush Road, N87°37'58"W, 643.57 feet to a point in the west line of said 119.205 acre tract same being the east line of the aforementioned Chaparral Village;

THENCE with the west line of the said 119.205 acre tract and the east line of said Chaparral Village, N29°37'35"E, 944.93 feet to the POINT OF BEGINNING and containing 8.10 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN MAY, 1987 AND CALCULATIONS BASED UPON THE PRELIMINARY MAP OF STORM-290 (CITY OF AUSTIN FILE NO. C8-86-40) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Steven R. McAngus, R.P.S. #3680



"EXHIBIT A"

March 6, 1989
Job No. 89-120
Lot 1, Block F
(Tract No. 2)
Page 1 of 1

METES AND BOUNDS
FOR A
11.37 ACRE TRACT
OUT OF THE
THOMAS ANDERSON LEAGUE
TRAVIS COUNTY, TEXAS

BEING A 11.37 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE, TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN 119.205 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO STORM PROPERTIES DATED MARCH 15, 1983 AS RECORDED IN VOLUME 8026, PAGE 782, TRAVIS COUNTY DEED RECORDS, SAID 11.37 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a nail found in cedar fence corner post for the northeast corner of said 119.205 acre tract, same being a point in the south right-of-way line of U.S. Highway 290 (based on a width of 100 feet), same also being a point in the west line of Hill Country Lane, a county road as accepted for maintenance in Volume 20, Page 815 of the Minutes of the Travis County Commissioners Court, Precinct Three (3);

THENCE leaving the south line of said U.S. Highway 290, with the west line of said Hill Country Lane, S17°44'16"W, 990.06 feet to a point in the centerline of proposed Pink Brush Road (based on a width of 70 feet);


THENCE leaving the west line of said Hill Country Lane, with said centerline of Pink Brush Lane, N80°15'40"W, 402.66 feet to a point in the curving centerline of proposed Staggerbrush Road (based on a width of 70 feet);

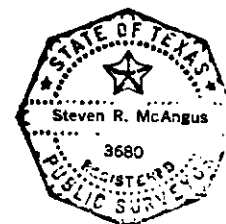
THENCE with said centerline of Staggerbrush Road the following two (2) calls:

1. 70.07 feet along the arc of a curve to the left having a central angle of 08°20'07", a radius of 475.00 feet and a chord bearing N05°30'46"E, 70.01 feet to a point,
2. N01°17'13"E, 820.69 feet to a point in the south line of said U.S. Highway 290 same being the north line of said 119.205 acre tract;

THENCE with the south line of said U.S. Highway 290 and the north line of said 119.205 acre tract, S88°41'59"E, 673.50 feet to the POINT OF BEGINNING and containing 11.37 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN MAY, 1987 AND CALCULATIONS BASED UPON THE PRELIMINARY MAP OF STORM-290 (CITY OF AUSTIN FILE NO. C8-86-40) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Steven R. McAngus, R.L.S. #3680



"EXHIBIT B"

March 6, 1989
Job No. 89-120
Lot 2, Block A
(Tract No. 3)
Page 1 of 1

METES AND BOUNDS
FOR A
6.93 ACRE TRACT
OUT OF THE
THOMAS ANDERSON LEAGUE
TRAVIS COUNTY, TEXAS

BEING A 6.93 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE, TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN 119.205 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO STORM PROPERTIES DATED MARCH 15, 1983 AS RECORDED IN VOLUME 8026, PAGE 782, TRAVIS COUNTY DEED RECORDS SAID 6.93 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for an ell corner of said 119.205 acre tract, same also being the southeast corner of Lot 15, Chaparral Village as recorded in Book 23, Page 29, Travis County Plat Records;

THENCE with the west line of the said 119.205 acre tract and the east line of said Chaparral Village, N29°37'35"E, 424.91 feet to a point;

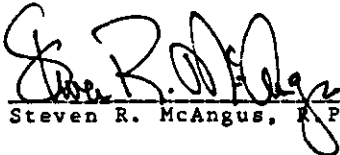
THENCE leaving said west line of the 119.205 acre tract and the east line of said Chaparral Village, S87°37'58"E, 643.57 feet to a point in the centerline of proposed Staggerbrush Road (based on a width of 70 feet);

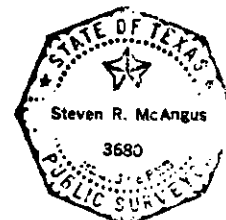
THENCE with the east and north lines of said Staggerbrush Road the following two (2) calls:

1. 727.67 feet along the arc of said curve to the right having a central angle of 87°46'23", a radius of 475.00 feet and a chord bearing S47°57'31"W, 658.57 feet to the point of tangency of said curve;
2. N88°09'18"W, 372.08 feet to a point;

THENCE leaving said centerline of said Staggerbrush Road, N05°14'26"E, 86.63 feet to the POINT OF BEGINNING and containing 6.93 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN MAY, 1987 AND CALCULATIONS BASED UPON THE PRELIMINARY MAP OF STORM-290 (CITY OF AUSTIN FILE NO. C8-86-40) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Steven R. McAngus, P.S. #3680



"EXHIBIT C"

March 6, 1989
Job No. 89-120
Lot 4, Block B
(Tract No. 5)
Page 1 of 1

METES AND BOUNDS
FOR A
3.94 ACRE TRACT
OUT OF THE
THOMAS ANDERSON LEAGUE
TRAVIS COUNTY, TEXAS

BEING A 3.94 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE, TRAVIS COUNTY, TEXAS, AND BEING PARTIALLY OUT OF AND A PART OF THAT CERTAIN 119.205 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO STORM PROPERTIES RECORDED IN VOLUME 8026, PAGE 782, TRAVIS COUNTY DEED RECORDS, ALSO BEING OUT OF AND A PART OF THAT CERTAIN 2.00 ACRE TRACT AS DESCRIBED IN A DEED TO STORM PROPERTIES RECORDED IN VOLUME 8281, PAGE 156, TRAVIS COUNTY DEED RECORDS, AND ALSO BEING OUT OF AND A PART OF THAT CERTAIN 10.64 ACRE REMAINDER OF A TRACT CONVEYED TO H.M. WHITTINGTON, ET AL, TRUSTEES BY DEED RECORDED IN VOLUME 4021, PAGE 711 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.94 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at a 5/8-inch iron rod found for the southeast corner of said 2.00 acre tract, same being the northeast corner of said 10.64 acre tract of land;

THENCE N13°36'53"W, 230.13 feet to the POINT OF BEGINNING of the herein described tract of land.

THENCE N78°34'53"W, 131.63 feet to a point;

THENCE S81°38'20"W, 85.38 feet to a point;

THENCE S59°16'38"W, 107.42 feet to a point;

THENCE N83°07'42"W, 102.04 feet to a point;

THENCE N69°47'41"W, 85.04 feet to a point;

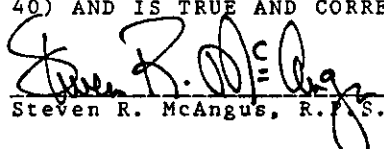
THENCE N00°09'41"E, 458.14 feet to a point in the centerline of proposed Staggerbrush Road (based on a width of 70 feet);

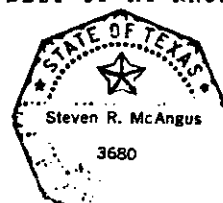
THENCE with said centerline of Staggerbrush Road the following two (2) calls:

1. S88°09'18"E, 13.78 feet to the point of curvature of a curve to the left;
2. 209.07 feet along the arc of said curve to the left having a central angle of 25°13'07", a radius of 475.00 feet and a chord bearing N79°14'09"E, 207.39 feet to a point;

THENCE leaving the south line of said Staggerbrush Road, S28°21'34"E, 564.52 feet to the POINT OF BEGINNING and containing 3.94 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN MAY, 1987 AND CALCULATIONS BASED UPON THE PRELIMINARY MAP OF STORM-290 (CITY OF AUSTIN FILE NO. C8-86-40) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Steven R. McAngus, R.L.S. #3680



"EXHIBIT D"

March 6, 1989
Job No. 87-120
Lot 5, Block B
(Tract No. 6)
Page 1 of 1

METES AND BOUNDS
FOR A
5.32 ACRE TRACT
OUT OF THE
THOMAS ANDERSON LEAGUE
TRAVIS COUNTY, TEXAS

BEING A 5.32 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE, TRAVIS COUNTY, TEXAS, AND BEING PARTIALLY OUT OF AND A PART OF THAT CERTAIN 119.205 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO STORM PROPERTIES RECORDED IN VOLUME 8026, PAGE 782, TRAVIS COUNTY DEED RECORDS, ALSO BEING PARTIALLY OUT OF AND A PART OF THAT CERTAIN 2.00 ACRE TRACT AS DESCRIBED IN A DEED TO STORM PROPERTIES RECORDED IN VOLUME 8281, PAGE 156, TRAVIS COUNTY DEED RECORDS, AND ALSO BEING PARTIALLY OUT OF AND A PART OF THAT CERTAIN 10.64 ACRE REMAINDER OF A TRACT CONVEYED TO H.M. WHITTINGTON, ET AL, TRUSTEES BY DEED RECORDED IN VOLUME 4021, PAGE 711 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.32 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod found for the southwest corner of the said 2.00 acre tract same being the northwest corner of said 10.64 acre tract of land;

THENCE N00°07'02"W, 131.40 feet to a point in the centerline of proposed Staggerbrush Road (based on a width of 70 feet);

THENCE with said centerline of said Staggerbrush Road, S88°09'18"E, 470.17 feet to a point;

THENCE leaving said centerline of Staggerbrush Road, S00°09'41"W, 572.46 feet to a point;

THENCE N61°15'39"W, 112.23 feet to a point;


THENCE N77°45'50"W, 187.42 feet to a point;

THENCE N68°20'11"W, 148.08 feet to a point;

THENCE N88°51'20"W, 48.24 feet to a point;

THENCE N00°07'02"W, 306.89 feet to the POINT OF BEGINNING and containing 5.32 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN MAY, 1987 AND CALCULATIONS BASED UPON THE PRELIMINARY MAP OF STORM-290 (CITY OF AUSTIN FILE NO. C8-86-40) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Steven R. McAngus, R.A.S. #3680



"EXHIBIT E"

March 6, 1989
Job No. 87-120
Lot 6, Block B
(Tract No. 7)
Page 1 of 1

METES AND BOUNDS
FOR A
4.02 ACRE TRACT
OUT OF THE
THOMAS ANDERSON LEAGUE
TRAVIS COUNTY, TEXAS

BEING A 4.02 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE, TRAVIS COUNTY, TEXAS, AND BEING PARTIALLY OUT OF AND A PART OF THAT CERTAIN 119.205 ACRE TRACT OF LAND DECEIBED IN A DEED TO STORM PROPERTIES RECORDED IN VOLUME 8026, PAGE 782, TRAVIS COUNTY DEED RECORDS, AND ALSO BEING PARTIALLY OUT OF AND A PART OF THAT CERTAIN 10.64 ACRE REMAINDER OF A TRACT CONVEYED TO H.M. WHITTINGTON, ET AL, TRUSTEES BY DEED RECORDED IN VOLUME 4021, PAGE 711 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.02 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod found for the northwest corner of said 10.64 acre tract, same being the southwest corner of that certain 2.00 acre tract as described in a deed to Storm Properties recorded in Volume 8281, Page 156, Travis County Deed Records;

THENCE S00°07'02"E, 238.93 feet to a point;

THENCE S89°18'34"W, 70.97 feet to a point,

THENCE S65°10'07"W, 103.94 feet to a point.

THENCE N51°07'23"W, 237.97 feet to a point.

THENCE N72°30'04"W, 216.57 feet to a point.

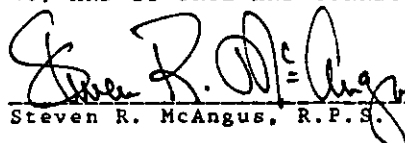
THENCE N13°09'45"E, 244.29 feet to a point in the curving centerline of proposed Staggerbrush Road (based on a width of 70 feet);

THENCE with said centerline of Staggerbrush Road the following two (2) calls:

1. 183.05 feet along the arc of said curve to the left having a central angle of 13°26'45", a radius of 780.00 feet and a chord bearing S81°25'55"E, 182.63 feet to the point of tangency of said curve;
2. S88°09'18"E, 320.29 feet to a point;

THENCE leaving said centerline of Staggerbrush Road, S00°07'02"E, 131.40 feet to the POINT OF BEGINNING and containing 4.02 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN MAY, 1987 AND CALCULATIONS BASED UPON THE PRELIMINARY MAP OF STORM-290 (CITY OF AUSTIN FILE NO. C8-86-40) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Steven R. McAngus, R.P.S. #3680



"EXHIBIT F"

March 6, 1989
Job No. 89-120
Lot 1, Block B
(Tract 8)
Page 1 of 1

METES AND BOUNDS
FOR A
8.22 ACRE TRACT
OUT OF THE
THOMAS ANDERSON LEAGUE
TRAVIS COUNTY, TEXAS

BEING A 8.22 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE, TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN 119.205 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO STORM PROPERTIES DATED MARCH 15, 1983 AS RECORDED IN VOLUME 8026, PAGE 782, TRAVIS COUNTY DEED RECORDS SAID 8.22 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1-inch iron pipe found for the most southerly southwest corner of said 119.205 acre tract same being the northeast corner of that certain 51.78 acre tract of land described in a deed to Williamson Pointe Joint Venture recorded in Volume 9097, Page 698, Travis County Deed Records, said point also being in the west line of that certain 108.498 acre tract of land described in a deed to Harry M. Whittington, et al, Trustee recorded in Volume 4021, Page 711, Travis County Deed Records;

THENCE with the south line of said 119.205 acre tract and the north line of said 51.78 acre tract, N60°43'17"W, 529.12 feet to a point;

THENCE leaving the common line between said 119.205 acre tract and said 51.78 acre tract, N29°09'03"E, 556.56 feet to a point;

THENCE S86°39'36"E, 171.01 feet to a point;

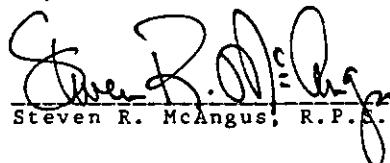
THENCE S79°33'19"E, 163.69 feet to a point;

THENCE S82°51'54"E, 147.09 feet to a point;

THENCE S73°16'43"E, 99.17 feet to a point in the east line of said 119.205 acre tract same being the west line of that certain 13.63 acre tract of land described in deed to J.C. Phillips, et ux by deed recorded in Volume 1300, Page 520, Travis County Deed Records;

THENCE with the common line between said 119.205 acre tract and said 13.63 acre tract and the west line of the aforementioned 108.498 acre tract, S30°08'06"W, 761.29 feet to the POINT OF BEGINNING and containing 8.22 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN MAY, 1987 AND CALCULATIONS BASED UPON THE PRELIMINARY MAP OF STORM-290 (CITY OF AUSTIN FILE NO. C8-86-40) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Steven R. McAngus, R.P.S. #3680



"EXHIBIT G"

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Lot 9, Block B
(Tract No. 9)
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METES AND BOUNDS
FOR A
5.03 ACRE TRACT
OUT OF THE
THOMAS ANDERSON LEAGUE
TRAVIS COUNTY, TEXAS

BEING A 5.03 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE, TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN 119.205 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO STORM PROPERTIES DATED MARCH 15, 1983 AS RECORDED IN VOLUME 8026, PAGE 782, TRAVIS COUNTY DEED RECORDS, SAID 5.03 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at a 1-inch iron pipe found for the most southerly southeast corner of said 119.205 acre tract, same being the northeast corner of that certain 51.78 acre tract of land conveyed to Williamson Pointe Joint Venture by deed recorded in Volume 9097, Page 698, Travis County Deed Records;

THENCE with the common line between said 119.205 acre tract and said 51.78 acre tract, N60°43'17"W, 529.12 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE continuing with said common line, N60°43'17"W, 722.13 feet to a point;

THENCE leaving said common line, N74°35'40"E, 182.88 feet to a point;

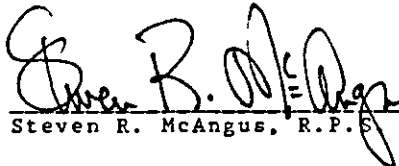
THENCE N79°35'58"E, 241.90 feet to a point;

THENCE N84°04'16"E, 428.02 feet to a point;

THENCE S86°39'36"E, 61.12 feet to a point;

THENCE S29°09'03"W, 556.56 feet to the POINT OF BEGINNING and containing 5.03 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN MAY, 1987 AND CALCULATIONS BASED UPON THE PRELIMINARY MAP OF STORM-290 (CITY OF AUSTIN FILE NO. C8-86-40) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Steven R. McAngus, R.P.S. #3680



"EXHIBIT H"

March 6, 1989
Job No. 89-120
Lot 7, Block B
(Tract 10)
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METES AND BOUNDS
FOR A
7.03 ACRE TRACT
OUT OF THE
THOMAS ANDERSON LEAGUE
TRAVIS COUNTY, TEXAS

BEING A 7.03 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE, TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN 119.205 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO STORM PROPERTIES DATED MARCH 15, 1983 AS RECORDED IN VOLUME 8026, PAGE 782, TRAVIS COUNTY DEED RECORDS, SAID 7.03 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at a 1-inch iron pipe found for the most southerly southeast corner of said 119.205 acre tract, same being the northeast corner of that certain 51.78 acre tract of land conveyed to Williamson Pointe Joint Venture by deed recorded in Volume 9097, Page 698, Travis County Deed Records;

THENCE N04°11'48"E, 1021.42 feet to the POINT
OF BEGINNING of the herein described tract of
land;

THENCE N72°30'04"W, 41.36 feet to a point;

THENCE N85°26'59"W, 90.01 feet to a point;

THENCE S72°03'04"W, 239.24 feet to a point;

THENCE S84°26'58"W, 299.55 feet to a point;

THENCE N07°57'38"W, 568.19 feet to a point in the centerline of proposed Staggerbrush Road (based on a width of 70 feet);

THENCE with said centerline of Staggerbrush Road the following four (4) calls;

1. S86°58'07"E, 116.80 feet to a point of curvature of a curve to the right.
2. 291.60 feet along the arc of said curve to the right having a central angle of 21°25'10", a radius of 780.00 feet and a chord bearing S76°15'32"E, 289.90 feet to the point of tangency of said curve;
3. S65°32'57"E, 300.84 feet to a point of curvature of a curve to the left;
4. 124.70 feet along the arc of said curve to the left having a central angle of 09°09'36", a radius of 780.00 feet and a chord bearing S70°07'45"E, 124.57 feet to a point;

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Lot 7, Block B
(Tract No 10)
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THENCE leaving the south line of said Staggerbrush Road,
S13°09'45"W, 244.39 feet to the POINT OF BEGINNING and
containing 7.03 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS
PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY
SUPERVISION IN MAY, 1987 AND CALCULATIONS BASED UPON THE
PRELIMINARY MAP OF STORM-290 (CITY OF AUSTIN FILE NO. C8-86-
40) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Steven R. McAngus, R.P.S. #3680



METES AND BOUNDS
FOR A
8.34 ACRE TRACT
OUT OF THE
THOMAS ANDERSON LEAGUE
TRAVIS COUNTY, TEXAS

BEING A 8.34 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE, TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN 119.205 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO STORM PROPERTIES DATED MARCH 15, 1983 AS RECORDED IN VOLUME 8026, PAGE 782, TRAVIS COUNTY DEED RECORDS, SAID 8.34 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at a 1-inch iron pipe found for the most southerly southeast corner of said 119.205 acre tract, same being the northeast corner of that certain 51.78 acre tract of land conveyed to Williamson Pointe Joint Venture by deed recorded in Volume 9097, Page 698, Travis County Deed Records;

THENCE N31°48'01"W, 1101.00 feet to the
POINT OF BEGINNING of the herein
described tract of land;

THENCE S84°28'58"W, 34.26 feet to a point;

THENCE S78°35'58"W, 98.08 feet to a point,

THENCE S82°03'10"W, 154.03 feet to a point,

THENCE S75°58'58"W, 188.49 feet to a point,

THENCE S36°41'25"W, 228.44 feet to a point in the curving centerline of proposed Industrial Oaks Boulevard (based on a width of 120 feet), said point also being in the south line of said 119.205 acre tract;

THENCE with said centerline of Industrial Oaks Boulevard, 443.69 feet along the arc of said curve to the right having a central angle of 36°18'58", a radius of 700.00 feet and a chord bearing N41°39'23"W, 436.30 feet to a point in the centerline of proposed Brush Country Road (based on a width of 70 feet);

THENCE with said centerline of Brush Country Road the following three (3) calls:

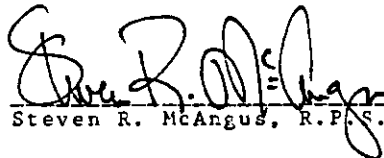
1. N66°30'06"E, 377.29 feet to the point of curvature of a curve to the left,
2. 354.48 feet along the arc of said curve to the left having a central angle of 63°28'13", a radius of 320.00 feet and a chord bearing N34°46'00"E, 336.64 feet to the point of tangency of said curve;
3. N03°01'53"E, 97.03 feet to a point in the centerline of proposed Staggerbrush Road (based on a width of 70 feet);

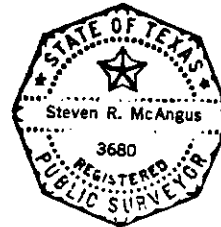
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(Tract No. 11)
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THENCE with said centerline of Staggerbrush Road,
S86°58'07"E, 270.74 feet to a point;

THENCE leaving said centerline of Staggerbrush Road,
S07°57'38"E, 568.19 feet to the POINT OF BEGINNING and
containing 8.34 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS
PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY
SUPERVISION IN MAY, 1987 AND CALCULATIONS BASED UPON THE
PRELIMINARY MAP OF STORM-290 (CITY OF AUSTIN FILE NO. C8-86-
40) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Steven R. McAngus, R.P.S. #3680



METES AND BOUNDS
FOR A
9.16 ACRE TRACT
OUT OF THE
THOMAS ANDERSON LEAGUE
TRAVIS COUNTY, TEXAS

BEING A 9.16 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE, TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN 119.205 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO STORM PROPERTIES DATED MARCH 15, 1983 AS RECORDED IN VOLUME 8026, PAGE 782, TRAVIS COUNTY DEED RECORDS, SAID 9.16 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at a 1-inch iron pipe found for the most southerly southeast corner of said 119.205 acre tract, same being the northeast corner of that certain 51.78 acre tract of land conveyed to Williamson Pointe Joint Venture by deed recorded in Volume 9097, Page 698, Travis County Deed Records;

THENCE N56°06'46"W, 1773.60 feet to the POINT OF BEGINNING of the herein described tract of land said point being the centerline intersection of proposed Industrial Oaks Boulevard (based on a width of 120 feet) and proposed Brush Country Road (based on a width of 70 feet);;

THENCE with said centerline of Industrial Oaks Boulevard the following three (3) calls:

1. 600.94 feet along the arc of a curve to the right having a central angle of 49°11'16", a radius of 700.00 feet and a chord bearing N01°05'44"E, 582.66 feet to the point of tangency of said curve;
2. N25°41'22"E, 310.22 feet to a point of curvature of a curve to the left,
3. 95.60 feet along the arc of said curve to the left having a central angle of 07°04'03", a radius of 775.00 feet and a chord bearing N22°09'20"E, 95.54 feet to a point in the aforementioned centerline of Brush Country Road;

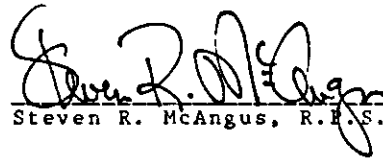
THENCE with said centerline of Brush Country Road the following five (5) calls:

1. S71°22'41"E, 170.41 feet to a point of curvature of a curve to the right,
2. 389.61 feet along the arc of said curve to the right having a central angle of 74°24'34", a radius of 300.00 feet and a chord bearing S34°10'24"E, 362.80 feet to the point of tangency of said curve;
3. S03°01'53"W, 169.28 feet to the point of curvature of a curve to the right,

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(Tract No. 12)
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4. 354.48 feet along the arc of said curve to the right having a central angle of $63^{\circ}28'13''$, a radius of 320.00 feet and a chord bearing $S34^{\circ}46'00''W$, 336.64 feet to the point of tangency of said curve;
5. $S66^{\circ}30'06''W$, 377.29 feet to the POINT OF BEGINNING and containing 9.16 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN MAY, 1987 AND CALCULATIONS BASED UPON THE PRELIMINARY MAP OF STORM-290 (CITY OF AUSTIN FILE NO. C8-86-40) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Steven R. McAngus, R.L.S.

#3680



METES AND BOUNDS
FOR A
14.26 ACRE TRACT
OUT OF THE
THOMAS ANDERSON LEAGUE
TRAVIS COUNTY, TEXAS

BEING A 14.26 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE, TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN 119.205 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO STORM PROPERTIES DATED MARCH 15, 1983 AS RECORDED IN VOLUME 8026, PAGE 782, TRAVIS COUNTY DEED RECORDS, SAID 14.26 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for an ell corner of said 119.205 acre tract same being the southeast corner of Lot 15, Chaparral Village as recorded in Book 23, Page 29, Travis County Plat Records;

THENCE S05°14'26"W, 86.63 feet to a point in the centerline of proposed Staggerbrush Road (based on a width of 70 feet);

THENCE with the centerline of said Staggerbrush Road the following five (5) calls:

1. N88°09'18"W, 432.17 feet to the point of curvature of a curve to the right;
2. 307.75 feet along the arc of said curve to the right having a central angle of 22°36'21", a radius of 780.00 feet and a chord bearing N76°51'07"W, 305.75 feet to the point of tangency of said curve;
3. N65°32'57"W, 300.84 feet to the point of curvature of a curve to the left;
4. 291.60 feet along the arc of said curve to the left having a central angle of 21°25'10", a radius of 780.00 feet and a chord bearing N76°15'32"W, 289.90 feet to a point;
5. N86° 58' 07"W, 387.54 feet to the point of intersection of said centerline of proposed Staggerbrush Road with the centerline of proposed Brush Country Road (based on a width of 70 feet)

THENCE with said centerline of Brush Country Road the following two (2) calls:

1. N03°01'53"E, 72.25 feet to the point of curvature of a curve to the left;
2. 273.80 feet along the arc of a curve to the left having a central angle of 52° 17' 29", a radius of 300.00 feet and a chord bearing N23°06'51"W, 264.39 feet to a point;

THENCE leaving the east line of said Brush Country Road, N61°29'01"E, 224.34 feet to a point;

THENCE N86°30'08"E, 395.56 feet to a point in the north line of said 119.205 acre tract, same being the south line of that

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Lots 3 & 4, Block A
(Tract No. 13)
Page 2 of 2

certain 4.97 acre tract conveyed to Harbon Corporation by deed recorded in Volume 8577, Page 230 of the Deed Records of Travis County, Texas;

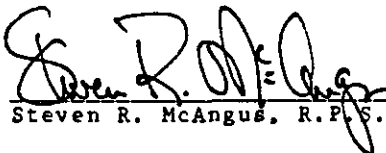
THENCE with said north line of the 119.205 acre tract and south line of the 4.97 acre tract, S60°45'23"E, 258.31 feet to a 1 1/4-inch iron pipe found for the southeast corner of said 4.97 acre tract, same being the southwest corner of that certain 2.4241 acre tract conveyed to Regency Park Joint Venture by deed recorded in Volume 9259, Page 479 of the Deed Records of Travis County, Texas;

THENCE with the common line between said 119.205 acre tract and said 2.4241 acre tract, S61° 10' 27"E, 250.47 feet to a 1 1/4-inch iron pipe found for the south corner of said 2.4241 acre tract, same being the southwest corner of that certain 15.025 acre tract conveyed to Highway 290 Associates by deed recorded in Volume 9281, Page 942 of the Deed Records of Travis County, Texas;

THENCE with the common line between said 119.205 acre tract and said 15.025 acre tract, S61°07'25"E, 639.07 feet to a 3/4-inch iron pipe found for the southwest corner of said 15.025 acre tract, said iron pipe also being in the west line of Roadrunner Lane (based on a width of 50 feet):

THENCE continuing with the north line of said 119.205 acre tract, S60°56'19"E, at a distance of 50.00 feet passing a 1/2-inch iron rod found for the southwest corner of the aforementioned Lot 15, Chaparral Village, continuing for a total distance of 210.09 feet to the POINT OF BEGINNING and containing 14.26 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN MAY, 1987 AND CALCULATIONS BASED UPON THE PRELIMINARY MAP OF STORM-290 (CITY OF AUSTIN FILE NO. C8-86-40) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Steven R. McAngus, R.P.S. #3680



"EXHIBIT L"

March 6, 1989
Job No. 89-120
Lot 5, Block A
(Tract No. 14)
Page 1 of 2

METES AND BOUNDS
FOR A
5.06 ACRE TRACT
OUT OF THE
THOMAS ANDERSON LEAGUE
TRAVIS COUNTY, TEXAS

BEING A 5.06 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE, TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN 119.205 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO STORM PROPERTIES DATED MARCH 15, 1983 AS RECORDED IN VOLUME 8026, PAGE 782, TRAVIS COUNTY DEED RECORDS. SAID 5.06 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the north line of said 119.205 acre tract, same being the south line of that certain 4.97 acre tract of land conveyed to Harbon Corporation by deed recorded in Volume 8577, Page 230, Travis County Plat Records, from which a 1 1/4-inch iron pipe found for the southeast corner of the said 4.97 acre tract bears S60°45'23"E, 258.31 feet;

THENCE leaving the northerly line of said 119.205 acre tract and the south line of said 4.97 acre tract, S86°30'08"W, 395.56 feet to a point;

THENCE S61°29'01"W, 224.34 feet to a point in the centerline of proposed Brush Country Road (based on a width of 70 feet);

THENCE with said centerline of Brush Country Road the following two (2) calls:

1. 115.81 feet along the arc of said curve to the left having a central angle of 22°07'05", a radius of 300.00 feet and a chord bearing N60°19'09"W, 115.09 feet to the point of tangency of said curve;
2. N71°22'41"W, 170.41 feet to the point of intersection of said centerline of Brush Country Road with the curving centerline of proposed Industrial Oaks Boulevard (based on a width of 120 feet);

THENCE with said centerline of Industrial Oaks Boulevard 77.92 feet along the arc of said curve to the left having a central angle of 05° 45' 39", a radius of 775.00 feet and a chord bearing N15°44'29"E, 77.89 feet to a point in the curving west line of said 119.025 acre tract, same being the east line of that certain 11.264 acre tract conveyed to Lexington Development Company by deed recorded in Volume 7283, Page 573, Travis County Deed Records;

THENCE with the common line between said 119.025 acre tract and said 11.264 acre tract the following Two (2) calls:

1. 348.91 feet along the arc of said curve to the left having a central angle of 26°46'38", a radius of 746.56 feet and a chord bearing N09°40'07"E, 345.74 feet to a 1/2-inch iron rod found for the point of tangency of said curve;

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Lot 5, Block A
(Tract No. 14)
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2. N03°43'12"W, 69.96 feet to a 1/2-inch iron rod found for the northwest corner of said 119.205 acre tract, said iron rod also being in the south line of that certain 0.91 acre tract conveyed to Ted & Dessie Deison by deed recorded in Volume 1604, Page 53, Travis County Deed Records;

THENCE with the northerly line of said 119.205 acre tract, same being the south line of said 0.91 acre tract, S57°30'54"E, 185.58 feet to a 5/8-inch iron rod found for the southeast corner of said 0.91 acre tract, same being the southwest corner of that certain 2.04 acre tract conveyed to Joe Hajjar by deed recorded in Volume 8067, Page 654, Travis County Deed Records;

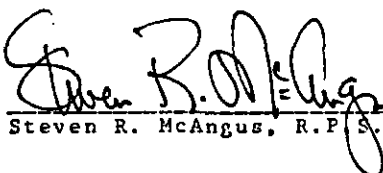
THENCE continuing with said north line of the 119.205 acre tract, same being the south line of said 2.04 acre tract, S58°07'52"E, 236.07 feet to a 1-inch iron pipe found for the southeast corner of said 2.04 acre tract, same being the southwest corner of Lot 2, of Skateranch Subdivision recorded in Book 83, Page 92A, Travis County Plat Records;

THENCE continuing with said north line of the 119.205 acre tract and said south line of Lot 2, Skateland Subdivision the followint two (2) calls:

1. S58°49'17"E, 99.55 feet to a 1-inch iron pipe found for angle point;
2. S60°18'07"E, 164.30 feet to a 1/2-inch iron rod found for the southeast corner of said Skateranch Subdivision, same being the southwest corner of Lot 1, Campion Subdivision recorded in Book 61, Page 59, Travis County Plat Records;

THENCE continuing with said north line of the 119.205 acre tract, same being the south line of said Lot 1, Campion Subdivision, S60°45'23"E, at a distance of 175.84 feet passing a nail found in cedar fence post for the southeast corner of said Lot 1, same being the southwest corner of the aforementioned 4.97 acre tract, continuing for a total distance of 222.17 feet to the POINT OF BEGINNING and containing 5.06 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN MAY, 1987 AND CALCULATIONS BASED UPON THE PRELIMINARY MAP OF STORM-290 (CITY OF AUSTIN FILE NO. C8-86-40) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Steven R. McAngus, R.P.S. #3680



March 6, 1989
Job No. 89-120
Lot 1, Block E
(Tract No. 16)
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METES AND BOUNDS
FOR A
0.62 ACRE TRACT
OUT OF THE
THOMAS ANDERSON LEAGUE
TRAVIS COUNTY, TEXAS

BEING A 0.62 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE, TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN 119.205 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO STORM PROPERTIES DATED MARCH 15, 1983 AS RECORDED IN VOLUME 8026, PAGE 782, TRAVIS COUNTY DEED RECORDS, SAID 0.62 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

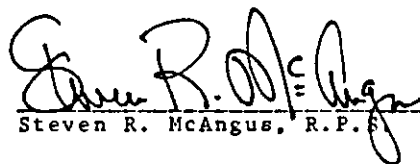
BEGINNING at a point in the southerly line of the said 119.205 acre tract same being the north line of that certain 51.78 acre tract conveyed to Williamson Pointe Joint Venture by deed recorded in Volume 9097, Page 698, Travis County Deed Records, said point also being in the centerline of proposed Brush Country Road (based on a width of 70 feet), and from which point the southwest corner of said 119.205 acre tract same being the northwest corner of the said 51.78 acre tract bears N60°43'17"W, 202.16 feet;

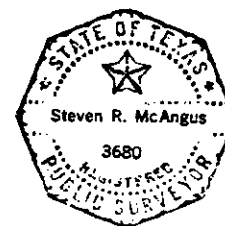
THENCE leaving the southerly line of said 119.205 acre tract and the north line of said 51.78 acre tract, with said centerline of Brush Country Road, N66°30'06"E, 178.97 feet to a point in the curving centerline of proposed Industrial Oaks Boulevard (based on a width of 120 feet);

THENCE with said centerline of Industrial Oaks Boulevard, 443.69 feet along the arc of a curve to the left having a central angle of 36°18'58", a radius of 700.00 feet and a chord bearing S41°39'23"E, 436.30 feet to a point in the common line between said 119.205 acre tract and said 51.78 acre tract;

THENCE leaving said centerline of Industrial Oaks Boulevard, with said common line between said 119.205 acre tract and said 51.78 acre tract, N60°43'17"W, 520.63 feet to the POINT OF BEGINNING and containing 0.62 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN MAY, 1987 AND CALCULATIONS BASED UPON THE PRELIMINARY MAP OF STORM-290 (CITY OF AUSTIN FILE NO. C8-86-40) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Steven R. McAngus, R.P.S. #3680



"EXHIBIT N"

March 6, 1989
Job No. 89-120
100-yr. Floodplain
(Tract 17)
Page 1 of 2

METES AND BOUNDS
FOR A
8.86 ACRE TRACT
OUT OF THE
THOMAS ANDERSON LEAGUE
TRAVIS COUNTY, TEXAS

BEING A 8.86 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE, TRAVIS COUNTY, TEXAS, AND BEING PARTIALLY OUT OF AND A PART OF THAT CERTAIN 119.205 ACRE TRACT OF LAND CONVEYED TO STORM PROPERTIES BY DEED RECORDED IN VOLUME 8026, PAGE 782, TRAVIS COUNTY DEED RECORDS, AND BEING PARTIALLY OUT OF AND A PART OF THAT CERTAIN 10.64 ACRE REMAINDER TRACT CONVEYED TO H.M. WHITTINGTON, ET AL, TRUSTEES BY DEED RECORDED IN VOLUME 4021, PAGE 711, TRAVIS COUNTY DEED RECORDS; SAID 8.86 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at a 1-inch iron pipe found for the most southerly southeast corner of said 119.205 acre tract, same being the northeast corner of that certain 51.78 acre tract of land conveyed to Williamson Pointe Joint Venture by deed recorded in Volume 9097, Page 698, Travis County Deed Records;

THENCE with the common line of said 119.205 acre tract and said 51.78 acre tract, N60°43'17"W, 1251.25 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE continuing along said common line, N60°43'17"W, 104.25 feet to a point;

THENCE leaving said common line between the 119.205 acre tract and 51.78 acre tract, N85°26'59"W, 90.01 feet to a point;

THENCE N36°41'25"E, 228.44 feet to a point;

THENCE N75°58'58"E, 188.49 feet to a point;

THENCE N82°03'10"E, 154.03 feet to a point;

THENCE N78°35'58"E, 98.08 feet to a point;

THENCE N84°28'58"E, 338.81 feet to a point;

THENCE N72°03'04"E, 239.24 feet to a point;

THENCE S85°26'59"E, 90.01 feet to a point;

THENCE S72°30'04"E, 257.93 feet to a point;

THENCE S51°07'23"E, 237.97 feet to a point;

THENCE N65°10'07"E, 103.94 feet to a point;

THENCE N89°18'34"E, 70.97 feet to a point;

THENCE S00°07'02"E, 67.96 feet to a point;

"EXHIBIT O"

March 6, 1989
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100-yr. floodplain
(Tract No. 17)
Page 2 of 2

THENCE S81°59'08"W, 196.60 feet to a point in an east line of the aforementioned 119.205 acre tract, same being the west line of the aforementioned 10.64 acre tract;

THENCE with the common line of said 119.205 acre tract and said 10.64 acre tract, S30°08'06"W, 109.77 feet to a point;

THENCE leaving said common line of the 119.205 acre tract and the 10.64 acre tract, N73°16'43"W, 99.17 feet to a point;

THENCE N82°51'54"W, 147.09 feet to a point;

THENCE N79°33'19"W, 163.69 feet to a point;

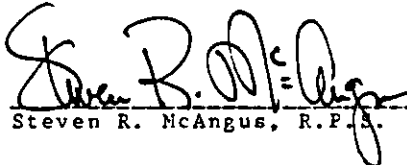
THENCE N86°39'36"W, 232.13 feet to a point;

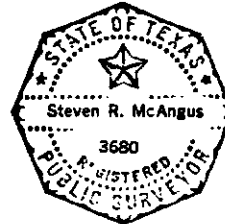
THENCE S84°04'16"W, 428.02 feet to a point;

THENCE S79°35'58"W, 241.90 feet to a point;

THENCE S74°35'40"W, 182.88 feet to the POINT OF BEGINNING and containing 8.86 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN MAY, 1987 AND CALCULATIONS BASED UPON THE PRELIMINARY MAP OF STORM-290 (CITY OF AUSTIN FILE NO. C8-86-40) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Steven R. McAngus, R.P.S. #3680



METES AND BOUNDS
FOR A
2.27 ACRE TRACT
OUT OF THE
THOMAS ANDERSON LEAGUE
TRAVIS COUNTY, TEXAS

BEING A 2.27 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE, TRAVIS COUNTY, TEXAS, AND BEING PARTIALLY OUT OF AND A PART OF THAT CERTAIN 119.205 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO STORM PROPERTIES RECORDED IN VOLUME 8026, PAGE 782, TRAVIS COUNTY DEED RECORDS, ALSO BEING OUT OF AND A PART OF THAT CERTAIN 2.00 ACRE TRACT AS DESCRIBED IN A DEED TO STORM PROPERTIES RECORDED IN VOLUME 8281, PAGE 156, TRAVIS COUNTY DEED RECORDS, AND ALSO BEING OUT OF AND A PART OF THAT CERTAIN 10.64 ACRE REMAINDER OF A TRACT CONVEYED TO H.M. WHITTINGTON, ET AL, TRUSTEES BY DEED RECORDED IN VOLUME 4021, PAGE 711 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.27 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod found for the southeast corner of said 2.00 acre tract, same being the northeast corner of said 10.64 acre tract of land, said iron rod also being in the west line of Hill Country Lane as fenced and used upon the ground;

THENCE with the common line of said 2.00 acre tract and said 10.64 acre tract, N60°51'52"W, 72.79 feet a point;

THENCE leaving said common line of the 2.00 acre and 10.64 acre tracts, S84°38'52"W, 32.83 feet to a point;

THENCE N79°28'52"W, 75.33 feet to a point;

THENCE N89°18'20"W, 140.43 feet to a point;

THENCE N80°27'06"W, 118.34 feet to a point;

THENCE N71°11'02"W, 119.49 feet to a point;

THENCE N00°09'41"E, 114.32 feet to a point;

THENCE S69°47'41"E, 85.04 feet to a point;

THENCE S83°07'42"E, 102.04 feet to a point;

THENCE N59°16'38"E, 107.42 feet to a point;

THENCE N81°38'20"E, 85.38 feet to a point;

THENCE S78°34'53"E, 175.04 feet to a point;

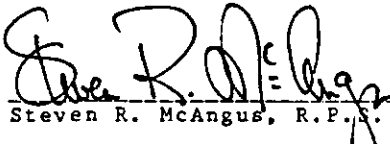
THENCE N89°31'00"E, 109.86 feet to a point in the east line of the aforementioned 119.205 acre tract, same being the west line of Hill Country Lane, as fenced and used upon the ground;

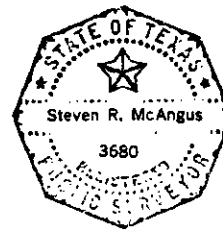
THENCE with said east line of the 119.205 acre tract and west line of Hill Country Lane, S23°01'31"W, 159.15 feet to a 1/2-inch iron rod found for the most easterly southeast corner of said 119.205 acre tract, same being the northeast corner of the aforementioned 2.00 acre tract;

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(Tract No. 18)
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THENCE with the east line of said 2.00 acre tract and the west line of said Hill Country Lane, S29°15'14"W, 75.45 feet to the POINT OF BEGINNING and containing 2.27 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN MAY, 1987 AND CALCULATIONS BASED UPON THE PRELIMINARY MAP OF STORM-290 (CITY OF AUSTIN FILE NO. C8-86-40) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Steven R. McAngus, R.P.S. #3680



AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Lillie Petty

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

February 7th, 1991

and that the attached is a true copy of said advertisement.

Lillie Petty

SWORN AND SUBSCRIBED TO BEFORE ME, this the 7th

Day of February A.D. 199 1.

Jill Wallace

Notary Public in and for
TRAVIS COUNTY, TEXAS

Jill Wallace
(Type or Print Name of Notary)

9/26/94
(My Commission Expires:)



